

Valley Center Community Planning Group
Proposed Minutes of Regular Meeting
September 13, 2010 at 7:00 pm
Valley Center Community Hall,
28246 Lilac Road, Valley Center, CA 92082

To be considered for approval at the October 18, 2010 Regular Meeting

☒ Approved as Submitted OR ☐ Approved as Corrected

1) Call to Order, Declaration of a Quorum, Pledge of Allegiance

Chairperson Smith called the meeting to order at 7:04 PM. A quorum was declared with 10 members present, Christianson, Robertson, Vick and Secretary Hofler Absent (1 seat pending). Member Rudolf accepted appointment as Acting Secretary for this meeting only.

2) Approval of Minutes

MOTION (Rudolf/Quinley): To Approve the Minutes for the 11/9/09, 7/12/10, and 8/9/10 Meetings as corrected (Rudolf's circulated proposed corrections).
Approved 10-0-0.

[Acting secretary's Note: Review of Approved Minutes shows Minutes for 11/9/09 Meeting were approved on July 12, 2010 (Chairperson Smith was to send corrected Approved Minutes to members); for 11/30/09 approved on February 8, 2010; for 5/10/10 approved on July 12, 2010; but no record of Proposed Minutes for the 1/11/10 Additional Regular Meeting ever being approved].

3) Open Forum

No speakers. Roadrunner editor Ross requests VCCPG candidates for the November election please contact him for interviews.

4) Discussion Items (No VCCPG advisory vote is to be taken for the following items.)

- a. Announcement and discussion of status of Lilac Ranch (P04-038) and of Lilac Ranch LLC (TM 5014RPL). Item TM5014 received approval of the Board of Supervisors on August 4, 2010 to extend for two years the time allowable for a major subdivision improvement agreement for the project. Lilac Ranch (P04-038) is in voluntary inactive status. Details of both projects will be provided. (Quinley)

Vice-Chairperson Quinley reported that the "real" Rancho Lilac (SPA proposed 260 homes) is in "voluntary inactive" status. Developer Wolfsheimer tells her he may have some news in about 3 months. The smaller, similarly named project is for a Major Subdivision of 109 acres, adjacent to Rancho Lilac, off Patrick Way. It was approved in 1995, and just received a 2-year extension from the Board of Supervisors.

- b. Report on TM5039-2 and TM5039-3. Project is Sherwood Ridge, South of Mirar de Valle. Improvement extension agreement which is required to ensure the project's improvements as approved by the Board of

Supervisors at the final map approval stage are properly secured with bonds. (Smith)

Chairperson Smith advises that the Board of Supervisors granted an extension to the Sherwood Ridge Project (gated community off Red Ironbark, south of Mirar de Valle) as technical matter to keep bonds alive and assure completion of required infrastructure on abandoned project.

- c. Discussion of community meeting with County officials and the Mobility Subcommittee to discuss Cole Grade Road. (Davis) [See Item 5 d, below]
- d. Discussion and vote on disbanding the Equine subcommittee or taking other steps to deal with inappropriate behavior of members. (Herigstad) [Taken as Item 5 e, below because vote needed.]

5) Action items (VCCPG advisory vote may be taken on *members prior to regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regular meetings.*

- a. Discussion and vote on changing the date of the October meeting from Columbus Day (10/11) to another non-holiday evening, possibly October 18, 2010.

MOTION (Rudolf/Davis): To move the 10/11 meeting to 10/18/2010.
Approved 10-0-0.

- b. TM5315 RPL6 Beauvais Tentative Map, APN 185-230-91; Valley Center South of Old Castle Rd near Red Mountain Drive, 8 lot+ street subdivision on 23.2 acres. Developer Jerry Gaughan, Stone Summit LLC, DPLU Project Manager is Kristina Jeffers. (Bachman) [deleted from agenda as mistakenly put on, unanimous consent]

- c. DPLU to VCCPG; 3000-10-019; AD10-019; project name Shupe Second Dwelling; Robert and Catherine Shupe; 26632 Oak Trail Road. The project involves the placement of a 1,200 square foot second dwelling (mobile or manufactured home) for daughter and her family. The Shupe's property is 4.8 acres. (DPLU Planner Kevin Johnston 858-694-3084) (Bob Davis) [deleted from agenda as mistakenly put on, unanimous consent]

- d. Mobility Subcommittee discussion and vote on making a request to DPW to extend the Cole Grade Road CIP to 100 yards north of the Pauma Heights intersection. (Bob Davis)

Mobility Chairperson Davis reports that the Subcommittee gave tentative unanimous approval to the draft Community Plan proposed Mobility Element text, and referred it on the GPU Subcommittee for review and inclusion in the package of draft CP elements to be sent to Bob Citrano at DPLU for conformance with county format, and proper language for "Goals and Policies" and then returned to the VCCPG for final review and approval.

He explains subcommittee is concerned about the bad line of sight southbound on Cole Grade Road approaching Pauma Heights Road by the high school. DPW CIP manager Michael Long suggests the Planning Group request amendment of the CIP Project description for Cole Grade Road be

expanded to include consideration of possible corrections to the sight distance problem.

MOTION (Davis/Rudolf): To request the portion of Cole Grade Road north of the Pauma Heights intersection be included in the CIP Project, in order to correct the sight distance problem. Approved 10-0-0.

e. Discussion and vote on disbanding the Equine subcommittee (see Item 4 d, above)

Chairperson Herigstad reports the DPLU staff now advises that Deputy CAO Chandra Waller has directed staff to write the ordinance we requested, establish a “stakeholders” group to work with them, work through the Planning and Sponsor Groups, and do a survey countywide to determine the factual basis to ultimately support the ordinance. They estimate coming to the Chairs of all the Planning/Sponsor Groups in 6-8 weeks with a proposed schedule for the survey, establishment of the stakeholder’s group, drafting the ordinance, and preparing the EIR.

Subcommittee Secretary Judy Duncan requested the subcommittee not be disbanded. She states that the economy, grand jury report, petition, public exposure caused by the subcommittee all helped turn DPLU staff around, as well as resulting in the formation of a new advocacy foundation. She asserts that the county will be creating a new steering committee to assist the staff developing a tiered ordinance for horse keeping, but that the two promised seats will not come, if the subcommittee is disbanded. Subcommittee member Sally Cobb states that the subcommittee should stay alive, with new leadership, to do the survey the county needs, and participate on the steering committee/stakeholder’s group.

Chairperson Herigstad says the county staff must do the survey, in order to ensure impartiality, and avoid the appearance of favoritism for any one group.

Member Davis says there do not appear to be any other Planning/Sponsor Groups so far involved, so it is highly unlikely the VCCPG’s nominees (which could include former subcommittee members, who are knowledgeable and have spent a lot of time and effort getting the county to turn around) will not be accepted by the county.

Member Rudolf points out difference between advocacy group and function of the subcommittee, and the need for the Planning Group to objectively review land use items. All the former subcommittee members can more effectively advocate their views outside the subcommittee structure.

MOTION (Herigstad/Rudolf): To disband the Equine Rezoning Subcommittee. Approved 8-2 (Smith and Quinley, nay)-0.

6. Subcommittee Updates (Informational reports by subcommittee representative)

- a. Mobility – (Bob Davis, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Hans Britsch, Chair)
- d. Northern Village – (Keith Robertson, Chair)

- e. Parks & Rec. – (David Montross, Chair)
- f. Rancho Lilac – (Ann Quinley, Chair)
- g. Southern Village - (Jon Vick, Chair)
- h. Spanish Valley Ranch (formerly Spanish Trails/Segal Ranch) (Oliver Smith, Chair)
- i. Tribal Liaison – (Paul Herigstad, Chair)
- j. Website – (Bob Davis, Chair)
- k. Pauma Ranch (Ann Quinley and Keith Robertson, Co-Chairs)
- l. Castle Creek (Oliver Smith, Chair)

7. Requests for Items on Upcoming Agendas

None

8. Adjournment

Next Regular Meeting: October 18, 2010

MOTION (Herigstad/Rudolf): To Adjourn to next Regular Meeting. Approved by Acclamation at 8:09 PM.

Respectfully Submitted,

Rich Rudolf
Acting Secretary